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KNOW ALL MEN BY THESE PRESENTS,

012131
THAT I, CYRIL M. JOLY, JR., of Waterville, County of Kennebec, and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by PHILIP G. ROY, of Waterville, County of Kennebec and State of Maine and whose mailing address is 259 Main St., Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said PHILIP G. ROY, his heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, located in Waterville, in the County of Kennebec and State of Maine, bounded and described as follows, to wit: Beginning in the northerly line of Gilman Street at an iron rod driven in the ground, nine hundred fifty (950) feet from the southwesterly corner of the so-called Vigue Farm; thence northerly along the westerly line of a proposed street two hundred (200) feet to an iron rod driven in the ground; thence westerly and parallel to Gilman Street one hundred (100) feet to an iron rod driven in the ground; thence southerly and parallel to the westerly line of the aforementioned proposed street two hundred (200) feet to Gilman Street; thence easterly along the northerly line of Gilman Street one hundred (100) feet to the point of beginning.

Being the same premises conveyed to the herein Grantor by Warranty deed of Robert L. Joly and Katherine J. Devine, dated December 31, 1974 and recorded in the Kennebec County Registry of Deeds at Book 1787 Page 169.

This conveyance is made and taken by the grantee with the restrictions and limitations herein enumerated, for himself, his heirs and assigns, for the benefit of the grantor, his heirs and assigns and for the benefit of the other property owners of land abutting Gilman Street, their heirs and assigns, purchasing or owning lots originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage, erected on this lot, except for steps approaching thereto, shall be located at least seventy (70) feet from the lot boundary on Gilman Street and thirty (30) feet from the lot boundary on any other streets abutting thereon; that any dwelling erected thereon shall not have space or tenancies or apartments for more than one family, and shall cost not less than seven thousand (\$7,000.00) dollars; that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon; and at no time shall any mercantile or other commercial building or structure be erected upon said lot, nor any

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house or structure thereon be used for any mercantile or commercial purpose.

IN WITNESS WHEREOF, I, the said CYRIL M. JOLY, JR. have hereunto set my hand and seal this 31st day of May, 1996.

Signed, Sealed and Delivered
in the presence of:

[Signature]
Witness

[Signature]
CYRIL M. JOLY, JR.

ACKNOWLEDGEMENT

STATE OF MAINE
KENNEBEC, ss.

May 31st, 1996

Personally appeared the above named CYRIL M. JOLY, JR. and acknowledged the foregoing instrument to be his free act and deed.

[Signature]
NOTARY PUBLIC

(print name)

David B. Whyte
Notary Public - Maine
My Commission Expires June 20, 1996



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THOMAS BEALE, JR.
REGISTER OF DEEDS